



9 Glen Close, Bicester, OX27 9BY

Guide Price £350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extended three bedroom terraced home with parking and gardens. Located on a quiet close in this desirable and highly regarded village.

On entering the hall to your right is the sitting room and ahead of you is the kitchen which leads into the family room and on to the dining room/study. There is also a cloakroom and utility room. Upstairs are two double bedrooms with built in wardrobes, a single bedroom and a family bathroom. To the front there are two parking spaces and the rear has a patio, lawn and flower beds.

The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, Standard and Superfast broadband are available (checker.ofcom.org.uk). Mobile – according to Ofcom there is good outdoor and in home coverage for EE, good outdoor and variable in home coverage for O2 & Vodafone and good outdoor coverage for Three (checker.ofcom.org.uk). We are not aware of any planning permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority. Information relating to Covenants, Easements, Boundaries, Restrictions & Rights are available upon request. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have noted the presence Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.

Local Authority: Cherwell District Council - C. EPC: E.



Key Features

- Three Bedrooms
- Sitting Room
- Family Room
- Dining or Study
- Utility
- Study
- Bathroom
- Parking for Two Cars
- Enclosed Rear Garden
- LPG Gas Central Heating

The Location

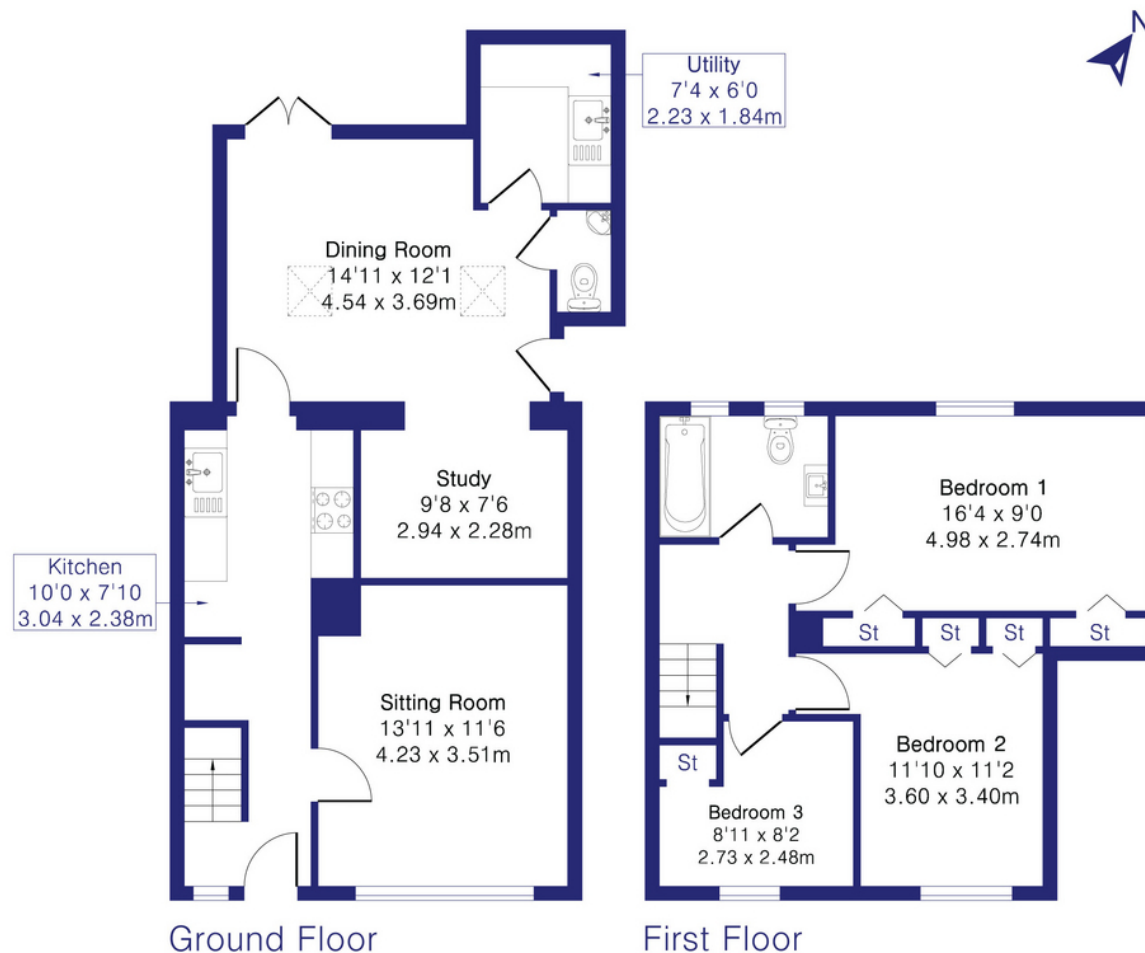
Bicester provides for all your everyday needs including a wealth of shops, amenities, bars, restaurants, nurseries, primary and secondary schools, doctors' surgeries, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting facilities clubs, associations and recreational possibilities.

Bicester Market Square 3.9m, Bicester Village 3.8m, Bicester North Station (London Marylebone from approx. 50 mins) 3.1m, Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 4.1m, Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 3.5m. All times and distances are approximate.

Approximate Gross Internal Area 1058 sq ft - 99 sq m

Ground Floor Area 622 sq ft – 58 sq m

First Floor Area 436 sq ft – 41 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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